| 003.0 | 0004 | 0014.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 941,000 / 941,000 |
| | | | | | USE VALUE: | 941,000 / 941,000 |
| | | | | | ASSESSED: | 941,000 / 941,000 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 51 | -53 | VARNUM ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | OCONNOR ROBERT P & ELAINE M |
| Owner 2: | TRS/ 51 VARNUM ST RLTY TRUST |
| Owner 3: | |
| Street 1: | 51 VARNUM ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | OCONNOR ROBERT P-ELAINE M - |
| Owner 2: | - |
| Street 1: | 51 VARNUM ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2450 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 4950.000 | 486,000 | 200 | 454,800 | 941,000 |
| Total Card | 0.114 | 486,000 | 200 | 454,800 | 941,000 |
| Total Parcel | 0.114 | 486,000 | 200 | 454,800 | 941,000 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 384.08 | /Parcel: 384.08

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 3114
GIS Ref:
GIS Ref:
Insp Date: 10/27/17

!310!

## PREVIOUS ASSESSMENT

Parcel ID: 003.0-0004-0014.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 104 | FV | 486,000 | 200 | 4,950. | 454,800 | 941,000 | | Year end | 12/23/2021 |
| 2021 | 104 | FV | 464,200 | 200 | 4,950. | 454,800 | 919,200 | | Year End Roll | 12/10/2020 |
| 2020 | 104 | FV | 464,500 | 200 | 4,950. | 454,800 | 919,500 | 919,500 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 360,200 | 200 | 4,950. | 483,200 | 843,600 | 843,600 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 360,200 | 200 | 4,950. | 352,500 | 712,900 | 712,900 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 316,900 | 0 | 4,950. | 307,000 | 623,900 | 623,900 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 316,900 | 0 | 4,950. | 261,500 | 578,400 | 578,400 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 282,800 | 0 | 4,950. | 255,800 | 538,600 | 538,600 | Year End Roll | 12/11/2014 |

## PRINT

| Date | Time |
|---|---|
| 12/29/21 | 18:19:10 |

## LAST REV

| Date | Time |
|---|---|
| 10/30/17 | 14:43:28 |
| ekelly | |

## SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 310

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| OCONNOR ROBERT | 55303-228 | | 9/2/2010 | Convenience | 10 | No | No | | |
| | 11754-721 | | 10/20/1969 | | 32,300 | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 3114 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 10/27/2017 | Inspected | PH | Patrick H |
| 8/31/2017 | MEAS&NOTICE | HS | Hanne S |
| 1/21/2009 | Meas/Inspect | 345 | PATRIOT |
| 9/23/1999 | Meas/Inspect | 267 | PATRIOT |
| 11/1/1991 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 4950 | | Sq. Ft. | Site | | 0 | 80. | 1.15 | 1 | | | | | | | | | 454,802 | | | | | | 454,800 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.11364 | Total SF/SM: | 4950 | Parcel LUC: | 104 | Two Family | Prime NB Desc | ARLINGTON | Total: | 454,802 | Spl Credit | | Total: | 454,800 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 13 - Multi-Garden | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GREEN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1923 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | 8 - Plyw Panel | 15 | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 40 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AG - Avg-Good | 26. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 26.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 180.00 |
| Size Adj.: | 1.13298059 |
| Const Adj.: | 0.97026420 |
| Adj $ / SQ: | 197.872 |
| Other Features: | 114000 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 660309 |
| Depreciation: | 174322 |
| Depreciated Total: | 485988 |

## COMMENTS

SUMP PUMP. UAT=ELECTRIC HEAT, 2 BRs/NO CLOSETS.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 12 | BRs: | 5 | Baths: | 2 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

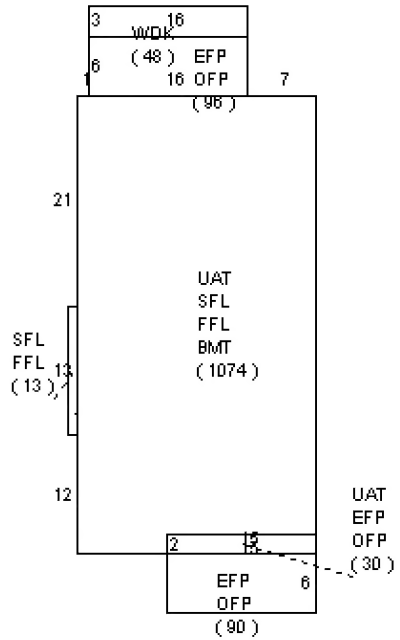
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | M |
| 1 | 5 | 2 | 1 |
| Totals | | | |
| 2 | 12 | 5 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| Juris. Factor: | | Before Depr: | 197.87 |
|---|---|---|---|
| Special Features: | 0 | Val/Su Net: | 121.38 |
| Final Total: | 486000 | Val/Su SzAd | 223.55 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,087 | 197.870 | 215,087 |
| SFL | Second Floor | 1,087 | 197.870 | 215,087 |
| BMT | Basement | 1,074 | 59.360 | 63,754 |
| UAT | Upper Attic | 276 | 138.510 | 38,229 |
| EFP | Enclos Porch | 216 | 38.640 | 8,347 |
| OFP | Open Porch | 216 | 23.420 | 5,059 |
| WDK | Deck | 48 | 15.520 | 745 |

| | | | | | |
|---|---|---|---|---|---|
| | Net Sketched Area: | 4,004 | | Total: | 546,308 |
| Size Ad | 2174 | Gross Area | 4832 | FinArea | 2450 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| UAT | 100 | FLA | 100 | A | |

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 003.0-0004-0014.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 11X6 | A | AV | 1960 | 0.00 | T | 40 | 104 | | | | | | |
| 19 | Patio | D | Y | 1 | 8X8 | A | FR | 1980 | 6.00 | T | 39 | 104 | | | 200 | | | 200 |

| More: | N | Total Yard Items: | 200 | Total Special Featues: | | Total: | 200 |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc